091.0	0002	0016.C	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,151,300	/	1,151,300
USE VALUE:	1,151,300	/	1,151,300
ASSESSED:	1,151,300	/	1,151,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		KNOWLES FARM CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUESTERS GEOFFREY M
Owner 2:	NATKE BARBARA C
Owner 3:	
Street 1:	8 KNOWLES FARM CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOLY PHILIPPE/NATHALIE -
Owner 2:	-
Street 1:	57 RUSSELL ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 3056 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6058.000	730,100		421,200	1,151,300
Total Card	0.139	730,100		421,200	1,151,300
Total Parcel	0.139	730,100		421,200	1,151,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.73 | /Parcel: 376.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 273990

GIS Ref

GIS Ref

Insp Date 11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0016.C

!15307!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	730,100	0	6,058.	421,200	1,151,300		Year end	12/23/2021
2021	101	FV	708,200	0	6,058.	421,200	1,129,400		Year End Roll	12/10/2020
2020	101	FV	708,200	0	6,058.	421,200	1,129,400	1,129,400	Year End Roll	12/18/2019
2019	101	FV	539,500	0	6,058.	427,200	966,700	966,700	Year End Roll	1/3/2019
2018	101	FV	539,500	0	6,058.	318,900	858,400	858,400	Year End Roll	12/20/2017
2017	101	FV	539,500	0	6,058.	288,800	828,300	828,300	Year End Roll	1/3/2017
2016	101	FV	539,500	0	6,058.	276,800	816,300	816,300	Year End	1/4/2016
2015	101	FV	527,500	0	6,058.	234,700	762,200	762,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:32:21

LAST REV

Date	Time
05/07/19	13:45:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15307

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOLY PHILIPPE/N	55726-36		11/1/2010		746,000	No	No		
SEAVER PROPERTI	49312-329		4/19/2007		770,000	No	No		
C & F REALTY CO	45224-19		5/23/2005	Portion-Asst	1,950,000	No	No		SUBDIVISION

USER DEFINED

Prior Id # 1:	58494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2013	377	Solar Pa	26,100					
10/7/2005	931	Add Att	30,000			G7	GR FY07	ADD 2 BDRMS
1/20/2005	43	New Buil	176,000			G7	GR FY07	NEW 2.5 STRY, SF

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
1/5/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
7/29/2007	MLS	HC	Helen Chinal
5/17/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6058		Sq. Ft.	Site		0	70.	0.99	5									421,219						421,200	

Total AC/HA:	0.13907	Total SF/SM:	6058	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 421,219	Spl Credit	Total: 421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99358636
Const Adj.:	0.99495000
Adj $ / SQ:	128.514
Other Features:	120072
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739762
Depreciation:	9617
Depreciated Total:	730145

COMMENTS

SEE SUBDIVISION PLAN, KNOWLES FARM CIRCLE DATED 01/17/2005,RECORDED 1/18/2005, 2005-62.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

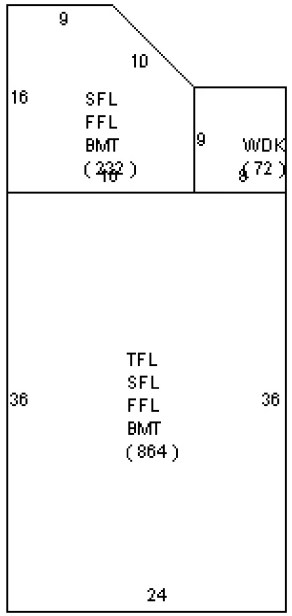
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.92
Special Features:	0	Val/Su Net:	172.85
Final Total:	730100	Val/Su SzAd	238.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,096	38.550	42,255
FFL	First Floor	1,096	128.510	140,851
SFL	Second Floor	1,096	128.510	140,851
TFL	Third Floor	864	128.510	111,036
WDK	Deck	72	15.920	1,146

Net Sketched Area:	4,224	Total:	436,139
Size Ad	3056	Gross Area	4224	FinArea	3056
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0002-0016.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	